



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 14 Ross Glen Green SE Medicine Hat, Alberta

**MLS # A2260289**



# \$420,000

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,182 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Lawn, Pie Shaped L		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Ceiling Fan(s), Central Vacuum		

**Inclusions:** Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings, Ceiling Fan(s), Central Vacuum/Attachments, Garage Door Opener

Tucked away on a quiet cul-de-sac with green space right out front, this beautifully updated 4-level split offers plenty of space and comfort with 4 bedrooms and 2.5 bathrooms. The main floor features a bright and welcoming living room that flows easily into the dining area and kitchen, where you'll find classic alder wood cabinets and matching oak countertops. Upstairs are 2 comfortable bedrooms along with the primary bedroom, complete with its own 2-piece en-suite. The lower level has the ideal space for you to gather with your family with a spacious family room anchored by a charming wood-burning fireplace, plus another bedroom and full bathroom. The basement provides excellent storage and has a lot of space for creating a games room, home theatre, or even a place to play music. At the same time there is enough space for a laundry area. Outside, enjoy a large yard with R/V parking, a double-car garage, and 2 storage sheds. Located close to schools, parks, shopping, and walking paths, this home combines warmth, function, and location — a wonderful opportunity for family living. To take a look at this amazing home check out the virtual tour or call your REALTOR®!!